

**APRIL 13, 2010 REVIEW OF
MARCH 25, 2010
MINUTES FOR THE BOARD OF EQUALIZATION
PUBLIC HEARING**

Call to Order: 12:45 PM Meeting. Present: John Schied, BOE Chairman; Madeline A. Simmons, BOE Secretary; George N. Slater, BOE Member and Ida Light, BOE Member.

Call to Order: 12:05 PM Meeting. Present: John Schied, BOE Chairman; Madeline A. Simmons, BOE Secretary; and George N. Slater, BOE Member. Patricia A. McSweeney, Office of Reassessment, available for questions; and Tristan Golas, Office of Reassessment, provided administrative and technical assistance. Absent: Ida Light, BOE Member.

First Appointment: 12:30 PM William Lemeschewsky **6041-23-2967-000, 6041-24-8466-000 & 6041-34-7311-000**. He stated that he felt the assessment was too high, mainly because he has a court ordered R/W through the middle of the property for the use of PIN 6041-45-4322. He feels this severely affects the value and use of this land as a private farm. The BOE felt he had reason for his case, but the law in Virginia states that no property can be land locked. However it seems that an agreement over the location could have made it less detrimental to their farm, which is in 3 pieces with the dwelling being on one. The R/W they use to access the farms is off of an old state road to the southeast of the property and is not paved as the court ordered. **Reduce the homesite value on 6041-24-8466 to \$125,000 for LACC and all residual acreage not in the flood plain on all 3 parcels to have a 25% NF reduction.**

Second Appointment: 1:05 PM Matthew Souter **6979-79-7286-000**. He stated that the total assessment on this parcel has gone up since the 2006 assessment, but he felt the actual market value had not gone up since the sales he had found in the area for similar properties in the Bunker Hill area are much lower than his new assessment. Also the extensive watering for the new county park has made his well go dry and the watering will be an ongoing part of this park as it has playing fields. Perhaps the BOE should look at this area for a Neighborhood Factor. His closest sale was an existing restaurant business with a larger building and 2 lots and that went for approximately \$75,000 less than his new assessment. **Homesite and residual acreage value to have a 25% NF reduction.**

Third Appointment: 1:35 PM Hugh Kasley **6965-77-6024-000**. He stated that there was very little change in his assessment (12%), whereas his neighbors had an average of 30% reduction for much more elaborate buildings (Bellevue Farms). His dwelling is a small ranch built in 1987 and the stable was built later but probably could be fair condition on that and maybe the effective year on the house could be closer to the year built. **Make the effective year on dwelling 1987 and stable condition fair.**

Fourth Appointment: 2:05 PM Jeff Lippincott **7916-10-1466-000**. He stated that the assessment rose 238%. This seems to be an error as this property once had conditional Commercial Zoning for a Post Office. But this transaction fell thru and it reverted to residential. The card shows this, with a homesite pulled and the 3 acre residue open, but instead of putting the \$15,000 an acre (for this area) on the residue they put \$72,500 an acre—this should be corrected. **Change residual acreage value to \$15,000 an acre.**

Fifth Appointment: 2:15 PM Mattie L. Yates **6061-83-8783-000**. She stated that there is an actual graveyard on her property and she wanted pulled from her residual acreage and assessed at a flat family cemetery fee (\$100). It is 40' x 120' which is approximately .11 acre which should be subtracted from the .29 acre residue, leaving only .18 acre at \$48,000 an acre. **Make .11 acre cemetery @ \$100, then .18 acre residue at \$48,000 an acre.**

Sixth Appointment: 2:25 PM Fulton M. Manuel **6887-19-3389-000**. Review only. His appointment was Feb. 18th and he was to provide us with the plans so we could make sure the sq. footage of his building was correct. Since he has not provided any information, there is no change we can make. **No change made because citizen has not provided sufficient evidence. BOE must assume initial county assessment took all mitigating factors concerning property attributes into consideration.**

Seventh Appointment: 3:00 PM William M. Keys **6938-57-5302-000**. Review only. There was a new building completed in 2009 on this property and Mike Colavecchio asked us to add another homesite at \$180,000. All BOE agreed to this. **Make second homesite @ \$180,000.**

Eighth Appointment: 3:35 PM Alan Chacey **6030-23-6017-000 & 6030-12-5543-000**. He stated that the two parcels make up their farm which is very steep (Red Oak Mountain) and the wooded part is all that can be under landuse. On **6030-23-6017-000**, the minimum residual acreage price for that district is \$8,000 an acre. The BOE suggested he put the whole farm in the adjoining Ag-Forrestal District and all but the homesite would qualify. Possibly a TOPO reduction due to the steepness. **Make homesite @ \$150,000 on 6030-23-6017 to match neighbor and change residual acreage to \$8,000 an acre (minimum for district) then have a 20% TOPO reduction on this parcel and 6030-12-5543.**

Motion is Made to Adjourn: Meeting adjourned at 4:07PM

Submitted by: Madeline A. Simmons, Secretary

April 7, 2010

Approved as amended April 8, 2010

Approved as reviewed and amended April 13, 2010, BOE

Approved as amended April 20, 2010, BOE